

Nationstar Mortgage LLC d/b/a Mr. Cooper

NOTICE OF FORECLOSURE SALE

Plaintiff,

vs.

Case No. 18-CV-000116

Thomas P. Kelly Sr. a/k/a Thomas P. Kelly and  
Linda L. Kelly

Defendants.

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PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on October 2, 2018 in the amount of \$237,124.48 the Sheriff will sell the described premises at public auction as follows:

TIME: April 11, 2019 at 2:00 p.m.

TERMS: Pursuant to said judgment, 10% of the successful bid must be paid to the sheriff at the sale in cash, cashier's check or certified funds, payable to the clerk of courts (personal checks cannot and will not be accepted). The clerk of courts requires any down payment in excess of \$20, 000 must be provided to them via cashier's check. The balance of the successful bid must be paid to the clerk of courts in cash, cashier's check or certified funds no later than ten days after the court's confirmation of the sale or else the 10% down payment is forfeited to the plaintiff. The property is sold 'as is' and subject to all liens and encumbrances. MINIMUM BIDDER QUALIFICATIONS: No 3rd party bidder may submit a bid at a sale of mortgaged premises unless the 3rd party bidder meets all of the qualifications required under Wis. Stats. Sec. 846.155.

PLACE: Courthouse Annex Addition, Main Public Entrance, 330 Court St, Eagle River, WI

DESCRIPTION: See Attachment

PROPERTY ADDRESS: 1426 Pinecrest Ct Saint Germain, WI 54558-9253

DATED: February 7, 2019

Gray & Associates, L.L.P.  
Attorneys for Plaintiff  
16345 West Glendale Drive  
New Berlin, WI 53151-2841  
(414) 224-8404

Please go to [www.gray-law.com](http://www.gray-law.com) to obtain the bid for this sale.

Gray & Associates, L.L.P. is attempting to collect a debt and any information obtained will be used for that purpose. If you have previously received a discharge in a chapter 7 bankruptcy case, this communication should not be construed as an attempt to hold you personally liable for the debt.

PROPRTY DESCRIPTION:

A parcel of land in Government Lot 7, Section 29, Township 40 North, Range 8 East, Town of St. Germain, Vilas County, Wisconsin, more particularly described as follows: Commencing on the West shore of Lake Content at a post and iron pipe marking the meander corner between Government Lots 6 and 7; thence South 84° 44' West, along the line between Government Lots 6 and 7, a distance of 212.9 feet to the center quarter corner of Section 29; thence South 65° 35' West, a distance of 429.2 feet to an iron pipe on the Easterly side of a private road; thence Southeasterly along the road, a distance of 213.4 feet to the Place of Beginning of this conveyance; said Place of Beginning being marked by a post and iron pipe witnessed by an 8" Maple bearing South 11° West and 7.0 feet distant; thence South 78° 19' East, a distance of 382.0 feet to a post and iron pipe near the shore of Lake Content and witnessed by an 18" White Pine bearing South 55° East and 21.6 feet distant; thence Southerly along the lake shore a distance of 300 feet to a post and iron pipe witnessed by a 9" Oak bearing South 13° West and 21 feet distant; thence South 81° 41' West, a distance of 169.4 feet to an iron pipe witnessed by a 7" Oak bearing South 24° West and 11.7 feet distant; thence South 79° 15' West, a distance of 302.7 feet to a post and iron pipe on the East side of a private road and witnessed by a White Pine bearing North 80° East and 30 feet distant; thence Northerly along the road a distance of 458.4 feet to the Place of Beginning. Both the Northerly and Southerly above described boundary lines to be extended Easterly to the low water line of Lake Content. ALSO An undivided 1/22nd interest in and to that part of Government Lot 6, Section 29, Township 40 North, Range 8 East, Town of St. Germain, Vilas County, Wisconsin, described as follows: Beginning on the East-West quarter line of Section 29 at the Southwest corner of Government Lot 6, thence North along the West line of Government Lot 6 to the Northerly side of the town road, said point being marked by an iron pipe witnessed by a 9 inch Oak bearing North 47° East and 27 feet distant; thence Southeasterly along the road a distance of 187.7 feet to an iron pipe witnessed by an 8 inch Oak bearing South 61° East and 7.4 feet distant; thence North and parallel with the West line of Government Lot 6 to the North line of Government Lot 6 which point is marked by an iron pipe, witnessed by an Oak bearing South 80° East and 26.3 feet distant; thence North 83° 47' East along the North line of Government Lot 6 a distance of 1030 feet more or less to the Northwesterly side of a private road; thence in a generally Southwesterly and Southeasterly direction along the Westerly side of the private road to the East-West quarter line of Section 29; thence West along the quarter line to the Place of Beginning. EXCEPTING THEREFROM any portion used for the Town Road. ALSO An undivided 1/22nd interest in and to that part of Government Lot 7, Section 29, Township 40 North, Range 8 East, Town of St. Germain, Vilas County, Wisconsin, described as follows: Beginning on the East-West quarter line of Section 29 at the Northwest corner of Government Lot 7; thence East along the 1/4 line 900 feet more or less to the Westerly side of a private road; thence Southeasterly along the Westerly side of the private road to the South line of Government Lot 7; thence West along said South line to the Southwest corner of Government Lot 7; thence North along the West line of Government Lot 7 to the Place of Beginning. EXCEPTING THEREFROM any portion used for the town road.